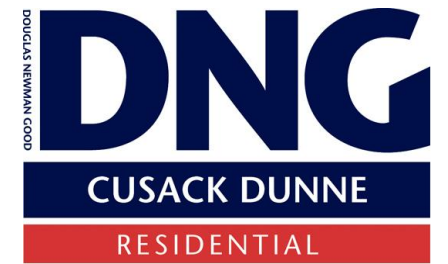


## Features & Services



**Outside:** Hedge lined front garden and paved driveway. Generous parking. Gated entrances to the back garden. The back garden is fully walled and private and has a lawn area and two patios. Block shed.

**Features & Services.** Stunning detached 5 bedroom family home in a most sought after location. Turn key condition through out with many upgrades. Excellent accommodation over three floors. Parking to front with lawn area and enclosed back garden with block shed. Convenient to Limerick City and surrounding amenities are all accessible by foot. Gas fired central heating with modern A rated gas boiler. Insulated throughout. A rated front and side door. PVC double glazed windows. Constructed 1999.

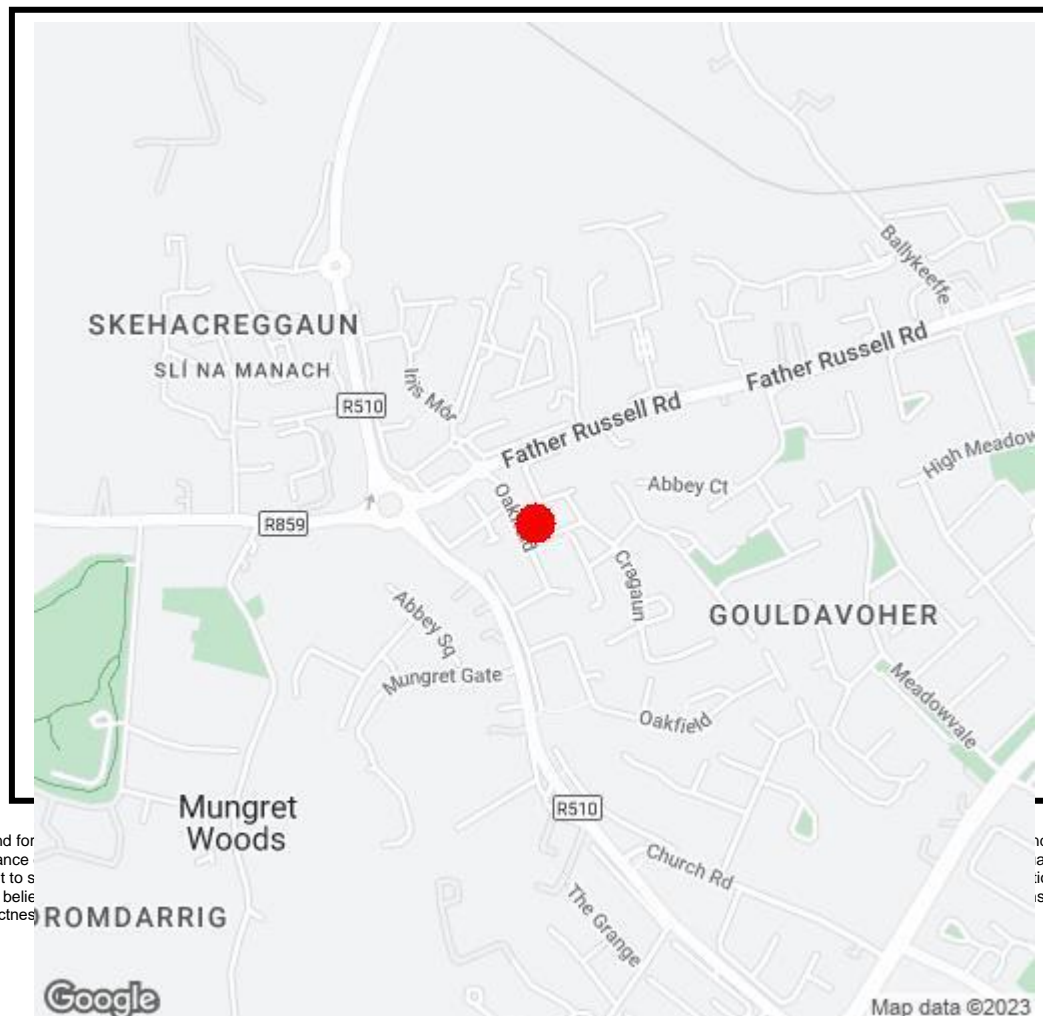
**BER Rating:** C1 **BER No.:** 105057996 **Energy Performance Indicator:** 173.08kWh/m2/yr

**Floor Area:** 177.28 sq. m (Approximately)

**Viewing:** By appointment with DNG Cusack Dunne

**Asking Price:** €425,000

**Negotiator:** Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and for correct overall description for the guidance Prospective purchasers / tenants ought to s details are given in good faith, and are belie inspection or otherwise as to the correctness

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## For Sale by Private Treaty



### 8 Craguan, Father Russell Road, Limerick, V94 YA6N.

Exceptional 5 bedroom detached family home which is beautifully presented throughout and offers a light filled interior with generous accommodation over three floors. The property is a true family property in every sense boasting, three roomy reception areas, including a superb open plan kitchen/living/dining room running the width of the property and overlooking the back garden. There are five bedrooms and four bathrooms and the property is immaculately cared for and tastefully decorated and upgraded and ready for immediate occupation. There is off street parking to the front and an enclosed back garden with block shed. Location couldn't be better, with all amenities to hand and within walking distance including neighbourhood shopping centres, local schools, Mungret Park and more! A fine property to come to the market and viewing is highly recommended.

**BER C1**

9 Lower Mallow Street, Limerick.  
T: 061 209000 F: 061 209200  
E: cusackdunne@dng.ie dng.ie



## Accommodation



### Ground Floor:

**Entrance Porch:** Tiled flooring.

**Entrance Hall:** PVC entrance door. Canadian Redwood solid timber flooring. Understairs storage.

**Living Room:** 4.27m (14'0") x 4.66m (15'3") Carpet flooring. Bay window. Open fireplace with timber surround, tiled inset and granite hearth. French doors to kitchen/dining room.

**Lounge:** Generous reception room with Canadian Redwood solid timber flooring. Large window.

**Family Area/Kitchen/Dining Room:** 4.07m (13'4") x 6.78m (22'3") Large open plan reception room running the width of the property. A bright, spacious room, ideal for family gatherings.

**Family & Dining Area:** Canadian Redwood solid timber flooring. Two large windows, overlooking the back lawn. French doors to back garden.

**Kitchen:** 3.06m (10'0") x 2.76m (9'1") Modern cream fitted kitchen with excellent storage solutions and wall and floor unit, counter top and tiled splash back. Tiled flooring. Stainless steel sink.

**Utility:** 1.98m (6'6") x 1.98m (6'6") Plumbed for washing machine and dryer. Built in units and counter. Tiled flooring and splash back. Door to garden. Access to w.c.

**Guest w.c.:** 1.96m (6'5") x 0.83m (2'9") Fully renovated contemporary w.c. fitted with modern sanitary ware including w.c. and wash hand basin. Fully tiled.

### First Floor:

**Bedroom 1:** 3.99m (13'1") x 3.6m (11'10") Large master bedroom with a bay window and wall to wall built in wardrobes with ample storage space. Carpet flooring. Ensuite.

**Ensuite:** 0.85m (2'9") x 2.07m (6'9") Fully tiled ensuite, fitted with w.c. and wash hand basin. Electric shower.

**Bedroom 2:** 3.61m (11'10") x 3.41m (11'2") Double bedroom. Laminate flooring. Built in wardrobe and drawers unit.

**Bedroom 3:** 1.97m (6'6") x 3.28m (10'9") Single bedroom. Built in wardrobe. Carpet flooring.

**Bedroom 4:** 2.67m (8'9") x 3.07m (10'1") Single bedroom. Built in wardrobe. Carpet flooring.

**Bathroom:** Modern family bathroom with beautiful tiling throughout and contemporary sanitary ware. Large shower unit with recessed shelf. Fitted with w.c. and wash hand basin (with integrated storage). Mirror with lighting. Heated towel rail. Window.

### Second Floor / Attic conversion (c. 2005):

**Landing:** Carpet flooring. Velux window. Storage space.

**Bedroom 5:** 3.81m (12'6") x 4.15m (13'7") Large double bedroom with carpet flooring. Velux window. Recessed lighting. Ensuite.

**Ensuite:** Fully tiled and fitted with shower, w.c. and wash hand basin. Velux window.

